

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Commission

August 18, 2020 meeting.

August 5, 2020: The Brookings County Planning and Zoning Commission recommends approval of plat 2020plat014 with a unanimous vote of 9-ayes and 0-nays, at their August 4, 2020 meeting.

2020 plat014 – August 4, 2020

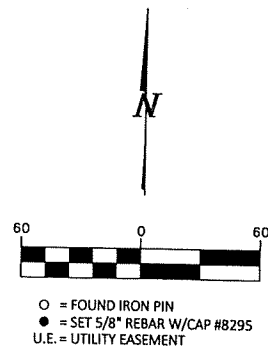
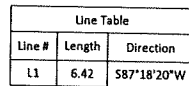
Prepared by Richard Haugen,

Applicant/Owner: Lake Dreams LLC, Preston Mettler & Jim Breckenridge 2809 E 51st St, Sioux Falls, SD 57103

Legal Description: "Plat of Lot 11A in Block 2 of Sunset Point Addition in Govt Lots 3 & 4 of Section 22, T112N, R47W of the 5th Principal Meridian, Brookings County, South Dakota."

2020plat014: This is a plat of "Lot 11A in Block 1 of Sunset Point Addition." Sunset Point Addition is located at Lake Hendricks, it was originally platted and approved by the Zoning Commission on November 1st, 2005, into lake lots meeting the 20,000 sq ft requirement. On October 2nd, 2012 all the lots that were platted in 2005 that were not sold were re-platted into larger lots for tax purposes. They have sold a lot and lot 11A is being re-platted into an individual lake lot, like it was originally platted.

IN GOVERNMENT LOTS 3 & 4
OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,
BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP
SEC 22, T112N, R47W

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10C

POINT CLARA ADDITION

WEST LAWDELL BAY ADDITION LOT 1

SOUTH LAKE HENDRICKS DRIVE (LOT H-1)
 (60' R.O.W.)

LOT 11A
 20,575±SF

SUNSET POINT ADDITION

LOT 10A

LOT 9 BLOCK 2

LOT 1A BLOCK 2

TRACT 4 LAKE DREAMS ADDITION

LOT 6

LOT 12

EAST LAKE HENDRICKS DRIVE (LOT H-1)
 (60' R.O.W.)

LOT 4A


Boundaries and Distances:
 - North: 587°18'20"W 95.02', 587°18'20"W 109.20', N89°09'50"E 119.90'
 - East: S88°09'24"E 99.35', S4°43'S8"W 52.60'
 - South: S85°16'02"E 178.60', S88°17'43"E 75.00', S88°17'43"E 112.46', 37.46'
 - West: N7°41'40"W 138.95', N7°41'40"W 113.89', N7°41'40"W 68.89', 111.8'
 - Internal: 178.60', 111.8', 37.46', 112.46', 75.00', 113.89', 68.89', 138.95'

Easements and Other Features:
 - 10' UE (Utility Easement) shown in three locations.
 - L1 (Line 1) shown as a dashed line.

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE JULY 2, 2020, SURVEY A PORTION OF TRACT 4 OF LAKE DREAMS ADDITION IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 11A, BLOCK 2, SUNSET POINT ADDITION IN GOVERNMENT LOTS 3 & 4 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA CONTAINING 0.47 ACRES±.

DATED THIS 14TH DAY OF JULY, 2020

Nathan L. Jibben
NATHAN L. JIBBEN, PLS 0295



REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH DAKOTA
REG. NO. 0295
NATHAN L. JIBBEN
SOUTH DAKOTA

IN GOVERNMENT LOT 3 & 4
OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,
BROOKINGS COUNTY, SOUTH DAKOTA

LAKE HENDRICKS

POINT CLARA ADDITION

BLOCK 2

GOVERNMENT LOT 4 22-112-47

SECTION 22-112N-47W

SURVEYOR'S CERTIFICATE

I, Orlin L. Jibben, of JSA Consulting Engineers/Land Surveyors, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before October 26, 2005, survey a portion of Government Lot 3 & 4 of Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota, containing 513,212 square feet as shown on the above plat. That portion of land shall hereafter be known and described as Lot H-3, Lots 1-12, Block 1, and Lots 1-11, Block 2 Sunset Point Addition.

I further certify that to the best of my knowledge the above plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this 26th day of October 2005.

Orlin L. Jibben
Orlin L. Jibben, RLS 3873

LEGEND

- ⊗ = Pipe Found
- = Iron Pin Found
- = Iron Set with Cap #2731
- 10' UE — = 10' Wide Utility Easement

NOTES

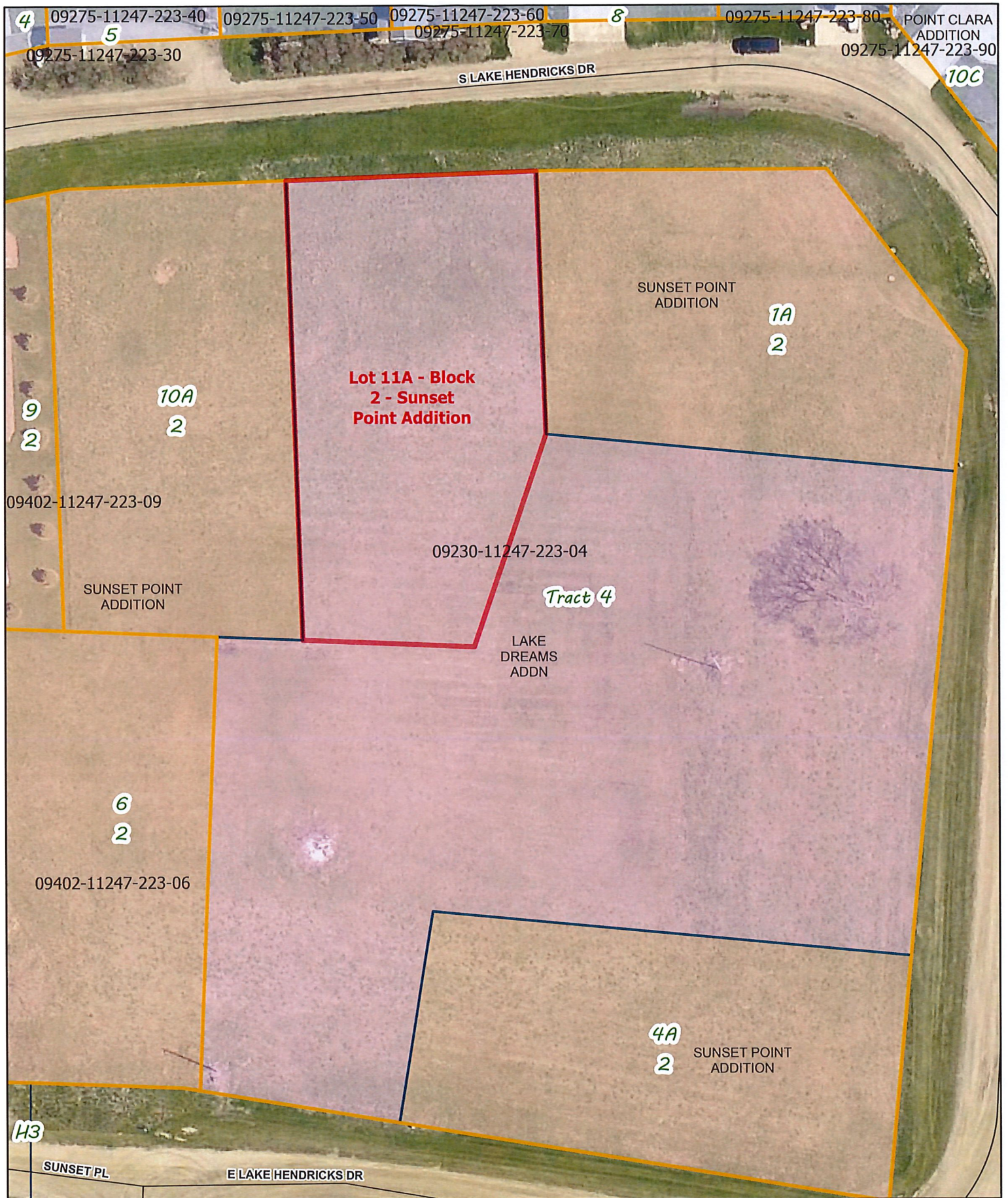
HIGH WATER ELEVATION ON OCTOBER 20, 2005 WAS 1456.7 (NAVD 88), WHICH IS 1.0 FEET ABOVE THE SPILLWAY ELEVATION OF 1455.7 (NAVD 88).

ALL LAKE-SIDE PROPERTY CORNERS SET ABOVE THIS HIGH WATER ELEVATION.

LOWEST FLOOR ELEVATION, INCLUDING BASEMENT ELEVATION, SHALL BE THREE (3) FEET HIGHER THAN THE HIGH WATER ELEVATION OF 1456.7.

Dated this 26th day of October
2005.

Orlin L. Jibben
Orlin L. Jibben, RLS 3873



Lot 11A - Block 2 - Sunset Point Addition





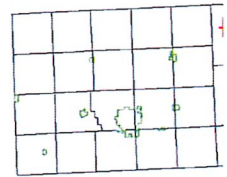
BeaconTM

Brookings County, SD

2020 plat 014



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	092301124722304	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	AGC		2809 E 51ST ST
Property Address		Acreage	2.36		SIOUX FALLS SD 57103
District	0910A				
Brief Tax Description	LAKE DREAMS ADDN TRACT 4 EXC LOT 4A & 10A BLK 2 SUNSET POINT ADDN SEC 22-112-47 2.36 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 7/20/2020
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Developed by Schneider
GEOSPATIAL